

**ZT-10-2008**  
**West Valley City**  
**3600 Constitution Boulevard**  
**West Valley City, Utah 84119**  
**Staff Report: Shane Smith**

**Zone Text Change Affecting:**  
**West Valley City Code 7-13-200P, Part 2 – 3500 South/Redwood Road Streetscape**

West Valley City Staff is requesting an ordinance text change to 7-13-200P, Part 2 – 3500 South / Redwood Road Streetscape to provide for a different type of streetscape lighting than suggested by existing code be required from Redwood Road to 2700 West. Current West Valley City Code requires that a single type of streetscape lighting, the ‘Teardrop’ or pedestrian (sidewalk) lighting, be used between 2700 West and the Jordan River. This proposed change requires this same lighting between Redwood Road and the Jordan River, as this lighting has already been installed along portions of this corridor. This change would also require a different, ‘Double Acorn’ type of streetscape lighting between 2700 West and Redwood Road.

The Double Acorn type street lamps are expected to be installed by the Utah Department of Transportation and West Valley City upon completion of 3500 South road-widening project between 2700 West and Bangerter Highway. Additionally, these lamps are cheaper when considering the lengthened spacing, and they illuminate both the street and the sidewalk, whereas the pedestrian lighting only illuminates the sidewalk.

**Streetscape Lighting Comparison**

1800 foot corridor, one side of the street

	Streetscape lighting A	Streetscape Lighting B
Lightposts	20	12
Costs, approx. (\$)	50,000	42,000

Due to the angles of the light emanating from the lamps, a side by side comparison of light quality is difficult. The Sidewalk or Teardrop lamps emit and direct light downward in a conical shape, whereas the Double Acorn lamps emit and direct light more horizontal and downward. The horizontal angles as well as the internal cap that prevents the lamps from emitting light upward, both contribute to reduced light pollution. While the Double Acorn lights do illuminate the sidewalk, they are primarily meant to illuminate the street and will emit enough light to eliminate the ‘Cobra Head’ street lights. Additionally, the Double Acorn light posts will be located approximately 5 feet from the street curb in the park strip, whereas the Teardrop light posts are placed behind the sidewalk on the building buffer/setback.

The intent of this change is to continue to maintain consistency of street lighting along 3300/3500 South, while allowing for this more convenient and cost effective type of lighting.

**Staff Alternatives**

1. **Approval**, to affirm this change to the City Ordinance.

2. **Continuance**, to complete further research and/or resolve any questions.
3. **Denial**, for reasons determined through the public hearing

**Applicant:**

West Valley City

**Discussion:** Shane Smith presented the application. Terri Mills questioned whether the setbacks addressed in this ordinance would change at all. Shane replied that this amendment will only modify the type of lighting used and won't have any effect on the setbacks. He explained that the teardrop light structures will be behind the sidewalk and the double acorn light will be used to light both the road and the pedestrian walkways. There will need to be a buffer between the street and sidewalk because of this and the Public Works department requires at least a 5 foot separation from the road. Commissioner Mills questioned if the lighting will effect any landscaping. Shane explained that there is a 10 foot flexibility to move the light if there happens to be a tree at the proposed location. He added that the benefit of these lights is that they work for both the sidewalk and street and therefore some of cobra lighting can be removed. Jason Jones questioned how close trees are intended to be. Shane replied that he isn't sure because that is not addressed in this portion of the ordinance. Jack Matheson commented that usually trees can be spaced 30 feet apart.

There being no further discussion regarding this application, Chairman Woodruff called for a motion.

**Motion:** Commissioner Matheson moved for approval

Commissioner Mills seconded the motion.

**Roll call vote:**

Commissioner Jones	Yes
Commissioner Matheson	Yes
Commissioner Mills	Yes
Chairman Woodruff	Yes

**Unanimous - ZT-10-2008– Approved**